

LOT 38 CARDINAL FARMS UNREC:  
 COMM SE COR OF SEC 11 & RUN W 53  
 COR OF SEC 11, THENCE N 1330.05

GINGRAS PAUL/GINGRAS SETINA LEA  
 2584 HARTLEY ST  
 VIRGINIA BEACH, VA 23456

2026

10-6S-16-03815-138



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 110,110 TOTAL MARKET VALUE 110,110 SOH/AGL Deduction 0 ASSESSED VALUE 110,110 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 110,110 TOTAL JUST VALUE 110,110 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,095													
DOR CODE 0000 VACANT																																	
MAP NUM MKT AREA 02																																	
NEIGHBORHOOD/LOC 11616.00 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES																																	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																	
																BLD DATE		LGL DATE		05/06/2026		MLU											
																XF DATE		LAND DATE															
																INC DATE		AG DATE															
TOTAL OB/XF 0																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	0000	C	VAC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110																
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 06/23/2026 BY SYS																																	

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1545/1725	7/28/2025	WD	Q	V	01	131,000			
GRANTOR: PITTER OPAL									
GRANTEE: GINGRAS PAUL									
1543/1360	4/21/2025	QC	U	V	11	100			
GRANTOR: PITTER OPAL T AKA APA									
GRANTEE: PITTER MICHAEL N (R)									

BUILDING NOTES									
BUILDING DIMENSIONS									